

THE REAL ESTATE MARKET

NEW TROLLEY CREATES A BOOM IN UNIONPORT.

It will be through Tremont Avenue from West Farms to Throg's Neck. Work started about three weeks ago—Fifty-seventh Street House sold.

The feature of the brokerage news reported yesterday was the great number of sales in the Unionport section of the Bronx. These are attributed to the fact that the Interborough about three weeks ago began laying tracks for a trolley extension in 17th street, or Tremont Avenue, from the West Farms Place to Throg's Neck. The extension will comprise about two miles, of which the eastern half has already been finished. The new trolley will enable passengers to travel from the Unionport and Throg's Neck sections to lower Manhattan and to Brooklyn for eight cents by transferring to the subway at West Farms.

Private Sales.

FIFTY-SEVENTH STREET—Moore & Swickoff have sold for Fritz Achelis, 11 East Fifty-seventh street, a four story dwelling with a two story extension, on lot 22100, to Morris B. Phillips, who occupies the house, which has been recently altered at a cost of \$40,000.

TWENTY-EIGHTH STREET—Ernest Albers has sold for Mary L. Knox No. 35 East Twenty-eighth street, a three story dwelling, on lot 20100, to Morris B. Phillips, who occupies the house, which has been recently altered at a cost of \$40,000.

THIRTY-SEVENTH STREET—L. J. Phillips & Co. have sold for Judge Alfred Schaefer No. 34 East Thirty-seventh street, a four story dwelling, on lot 20100.

THIRTY-SEVENTH STREET—The Henry Morgenstern Company has sold to the Zepke Company, through S. Albert & Co., the northeast corner of 34th and Third avenues, a plot 100x100, on which a six story elevator apartment house will be erected.

THIRD AVENUE—R. J. Brown's Sons have sold for George W. Gros and John Kuhorn No. 143 Third Avenue, on the west side, 50 feet south of East 18th street, a three story frame dwelling with store, on lot 21300.

WASHINGTON AVENUE—Roger J. Connelly has sold to Harvey E. and Gesma M. Rosen No. 207 Washington Avenue, a three story building, on lot 50000, in part payment the buyers gave a building, on lot 211100, on the west side of Prospect Avenue, 88 feet south of East 18th street, a lot 25x78x88 irregular on the west side of Marion Avenue, 200 feet south of East 18th street.

BROOK AVENUE—Louis Reiss has sold for Frank McElroy No. 900 Brook Avenue, a four story flat, on lot 27100.

CHATTERTON AVENUE—Louis Reiss has sold for George W. Sallinger No. 2337 and 2339 Chatterton Avenue, two two family brick dwellings, on lot 50100.

GERMAN PLACE—Louis Reiss has sold for Conrad Eisen to E. G. Sommerhalder No. 268 German Place, a four story flat, on lot 21300.

UNIONPORT ROAD—The Frank Gas Corporation has sold for Francis R. Cox to Caroline E. Screven a house and lot, on the south side of Gleason Avenue, 105 feet east of Hevermay Avenue.

ELLIS AVENUE—The Frank Gas Corporation has sold for George Coster to James Friedman the two family dwelling on the south side of Ellis Avenue, 358 feet west of Castle Hill Avenue.

TRENTON AVENUE—The Frank Gas Corporation has sold to a client for Frank Gas No. 221 and 223 Trenton Avenue, two two story dwellings, on lot 50100.

TRENTON AVENUE—The Frank Gas Corporation has sold for Frank Gas a plot of two and one-half lots at the corner of Trenton and Chatterton Avenues.

MAIN STREET—F. M. Weiss has sold for Marcus Weiss to F. O. P. Weiss a plot of 100x100 on the East side of Main Street, 100 feet north of East 18th street.

SEVENTH STREET—The Heights Town Construction Company has sold Nos. 511 and 513 on East 17th Street, a four story apartment house, on lot 42,810, to Mr. T. T. T. T.

AMSTERDAM AVENUE—Arnold, Byrne & Bauman have resold for Goldblatt & Schaefer to a client for investment the northeast corner of Amsterdam Avenue and Ninety-fourth Street, a five story flat, on lot 48,810.

FORTY-FOURTH STREET—E. S. Singerman & Co. have resold for Henry J. S. Singerman & Co. No. 222 West Forty-fourth Street, a five story tenement, on lot 48,810.

FIFTY-FIRST STREET—William R. Mason has sold for Charlotte Kay the three story dwelling, on lot 20100.

SEDDWICK AVENUE—The Dureau Company has sold for the Dureau Company a one family house on the east side of Seddwick Avenue, 100 feet north of Corland Park. It is the last of the row erected by the company to be sold.

PLYMOUTH STREET—The Dureau Company has sold for Henry J. Whitaker a lot, 25x100, on Plymouth Street, to S. Benoit. Mr. Whitaker purchased the lot at the Olden estate sale.

Leases.
Montgomery & Selig report the following leases:
No. 125 East 17th Street, a five story building, on lot 21,310, to John Hogan, No. 204 East Sixty-fifth Street, to August Vetter, No. 27 East Fifth Street, to William and August Schmidt, No. 18 East 10th Street, to Albertina Goranson, No. 251 East Fifth Street, to August Schmidt, No. 308 East Fifth Street, to August Schmidt, No. 100 Lexington Avenue, to Alma Uppigard, No. 145 East Sixth Street, to Miss A. Beck.

Samuel H. Martin has leased for Anna H. Stern the four story and basement building at No. 162 West 10th Street, to the Dureau Company has leased for John J. Brogan the three story house at No. 80 Perry Street, to William Brandkamp.

Out of Town Deals.
William F. Day has sold for Henry H. W. Day a large tract of land in the town of Sayville, L. I., known as the Wood estate on Indian Field, to Philip Somers, who has purchased the tract from the estate of the late Henry H. W. Day, consisting of 150 acres. The new owner will remodel it and occupy it as a country house.

Herman Seiffert has sold to Ernest Yates a large tract of land in the town of Sayville, L. I., consisting of about twenty acres and a large residence, three houses and a barn. It is known as the Wood estate.

Thomas C. Van Rensselaer has sold at Montclair Heights, N. J., a tract of land fronting 2,000 feet on Normal Avenue and 1,000 feet deep, to a client for investment, to the Dureau Company. Mr. Van Rensselaer also sold a tract of seven acres with frontage on Valley Road, Upper Montclair, to the Tri-State Realty Company, which will develop the property.

George J. Reynolds has purchased the residence of ex-Mayor George S. White of Glen Ridge, N. J. Mr. Reynolds also bought the Spencer property adjacent to the White estate and now has about fifteen acres.

Edward S. Prieth has bought fifty-six acres west of Westchester Road, Montclair, with the intention of developing it into a high class residential tract.

Herman Frankfort has sold for Mrs. C. Kanner to Louis H. Strosne a large plot of ground at Kensington Gardens, Far Rockaway, L. I.

The Frederick W. Avery Company and the Richter have sold the lot at the southeast corner of Washington and Seventh Avenues, Rockaway Park, 80x100.

Building News.
Plans have been filed with Building Superintendent Murphy for a six story apartment house, containing fifty suites to be built from the corner of 11th Avenue and 15th Street, at the corner of 11th Avenue and 15th Street, at a cost of \$175,000 for the National Construction Company, of which J. J. Danphole is president.

Plans have been filed for making over the two story stable at No. 497 West Thirty-ninth Street into a two family flat house, the plans were designed by J. J. Danphole, as owner, from designs by Henry Davidson, and for converting the four story dwelling house at No. 247 East Ninetieth Street, the improvements being made from designs by Charles Stegmayer, as architect.

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